



EH

EXQUISITE
HOME

BEAUTIFUL SOUTH CAMBRIDGESHIRE

The open unspoilt countryside of south Cambridgeshire has the level horizon, endless fields and huge skies so typical of this region and this is one of the reasons it is so popular with those seeking the perfect place to live, work and enjoy their surroundings. Its proximity to Cambridge and its excellent transport links add to its many attractions. The M11 and A11 run south, converging at Great Chesterford and there are regular fast trains to Cambridge and London Liverpool Street from many villages in this region.

The village of Duxford is just over eight miles south of Cambridge. It sits on the banks of the River Cam and there has been a settlement in existence for well over a thousand years. It appears in the Domesday Book and in medieval times consisted of two separate parishes, until they were united to form the current village in 1834. Duxford has not one but two Grade I listed medieval parish churches, as well as a fourteenth century chantry chapel and there are several other listed buildings and constructions of interest in the village. There are two pubs, a café, a newly-established thriving community centre with its own restaurant, a boutique hotel/restaurant, a primary school, a football team, a lawn tennis club, a WI, and a bowls club. Three years ago, a brand new public green space, Brewery Field, was opened for the enjoyment of the village, in which chalk upland flowers and other plants are being sown to ensure enjoyable leisure for local inhabitants and visitors alike for many generations to come. Since the Second World War, Duxford has been synonymous with its airfield, now part of the Imperial War Museum. A popular destination for tourists and families alike, it is full of history.



Perfectly Placed...

On the edge of the village is this pretty semi-detached Victorian cottage built in 1840 and painted in Farrow and Ball's Elephant's Breath. The current owners bought it in 2015 attracted by its village location and proximity to Cambridge. Since moving in, they have replaced most of the doors and windows, had a wood burner put in, built a patio and installed a garden shed with power and light and refloored upstairs, as well as redecorating.

The house has its own driveway which accommodates one car and there is further parking on the street. The village primary school is nearby and apart from school run traffic twice a day in term time, the road is quiet. There is a porch at the front leading to a small entrance hall from which flows the large, light-filled sitting room. Originally two rooms, it is now a spacious open plan space with two fireplaces. One of the fires is an open one while the other is a wood burner, both of which are operational although the current owners note; "...we exclusively use the woodburner only, for convenience and, more importantly, on its own it's more than sufficient to heat the space and create the cosy atmosphere." The owners have enjoyed several family Christmases and many happy get-togethers here with the extended family over the years.

The stunning contemporary kitchen is light and airy with more than enough room for a kitchen table and chairs. There is an attractive freestanding island with plenty of storage, a ceramic Belfast sink, an electric oven with gas hob, cream units and granite worktops. There is plenty of storage and preparation space and the entire room is designed to be spacious and practical. An archway leads through to a space which was used as the study, ideal for those who work from home. The ground floor accommodation is completed by the cloakroom which the owners found very useful.



"You can enjoy the views of the garden from here..."



"This room is especially cosy during the winter months..."



Cottage Layout

The staircase rises to the landing from which radiate the three bedrooms and the family bathroom in the classic Victorian layout. The principal bedroom is a good sized double and benefits from fitted wardrobes and a lovely south-facing aspect. The guest room is a small double into which the owners built a cupboard with hanging space. The third bedroom is also a small double, ideal for a nursery, playroom or even a home office.

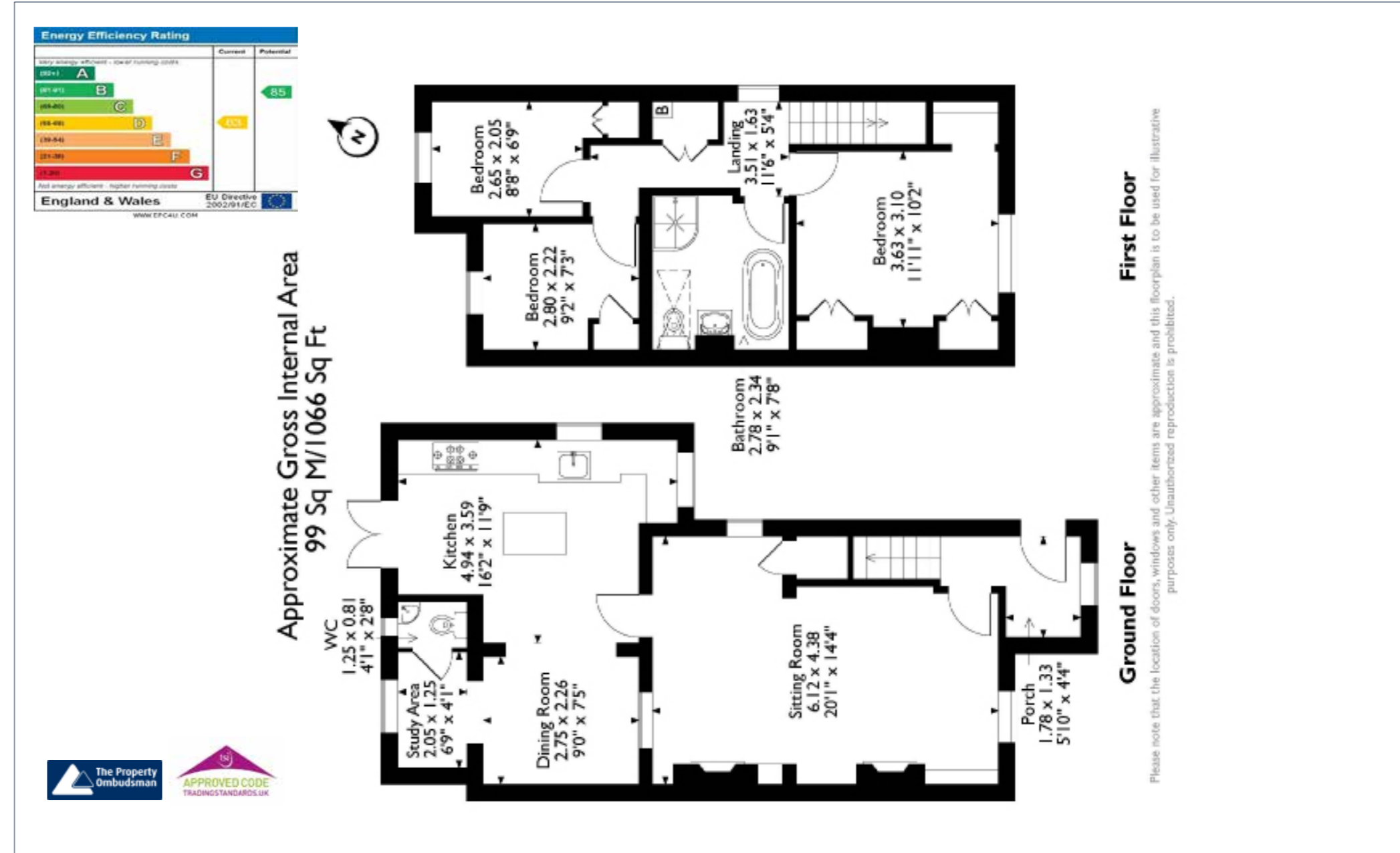
The sleek, contemporary family bathroom has a skylight through which natural light pours. The owners loved having it as it could be left open while showering or bathing and on hot days, left wide open to provide ventilation and fresh air. There is an elegant freestanding roll top hip bath, ideal for long luxurious soaks, a large walk in shower and a round countertop basin.



LOCATION

The owners put in a large patio when they moved in, ideal for al fresco dining, enjoying a glass of wine after work or entertaining. They hosted a number of summer family parties using this lovely space, particularly attractive to children. Beyond the patio, the garden is laid to lawn and there is a garden shed with power and light, ideal for storing garden furniture and equipment. There are a number of mature trees and shrubs, giving colour and texture, including a strawberry tree and an escallonia. The garden is full of wild birds all year round and it is a sunny, secluded spot which requires very little maintenance.

The neighbours are very pleasant and the nearest pub is only a two minute walk away. Duxford's amenities are on the doorstep and Cambridge, only a short drive away is full of shops, schools, cafes, pubs and leisure activities. Duxford inhabitants also visit nearby Royston which is extremely convenient to get to. Whittlesford station is only a twenty minute walk away. Transport links here are excellent with the M11 running north to Cambridge and south to London, the A11 joining the A14 at Newmarket connecting up Bury St Edmunds and the Midlands and regular train services into London Liverpool Street and London Kings Cross, and to Cambridge and beyond via the West Anglia Main Line. Beautiful historic Saffron Walden with its weekly market, excellent high school, a mix of medieval, Tudor, Stuart, Victorian and Edwardian buildings and a lively cultural scene is only just over nine miles to the south and set in a vast expanse of unspoilt countryside, Duxford enjoys the twin benefits of peaceful rural living and access to every amenity anyone could possibly want.



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